

# JOHNSONS & PARTNERS

Estate and Letting Agency



**19 NOTTINGHAM ROAD, LOWDHAM**

NOTTINGHAM, NG14 7AN

**GUIDE PRICE £390,000**



# 19 NOTTINGHAM ROAD

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Guide Price - £390,000 - £400,000 -

This is a lovely, family home, located in Lowdham, close to a range of amenities for the whole family to enjoy. There are local shops, pubs and places to eat out, lovely countryside, regular public transport services including rail and recreational facilities. The property sits on a substantial plot with lots of parking for a range of vehicles. There is also a 30ft x 15ft workshop with a working car lift, heating, power and light.

In brief, the double glazed and centrally heated accommodation comprises reception hallway, WC, utility room, inner hallway with double doors through to the lounge which in turn is open through to the dining room, kitchen and a conservatory with air conditioning and doors out to the beautiful rear garden. On the first floor there are three bedrooms and a family bathroom with both a bath and separate shower. To the outside, as previously mentioned there are substantial gardens, parking and a workshop.

We strongly recommend an internal viewing as it is without doubt, the only way to fully appreciate not only the accommodation, but also the beautiful and substantial gardens and workshop. Contact us now to book your personal viewing appointment.

Reception Hallway  
6'8 x 6'6 (2.03m x 1.98m)

WC  
5'6 x 3'1 (1.68m x 0.94m)

Utility/Cloaks  
5'7 x 3'1 (1.70m x 0.94m)

Inner Hallway  
9'1 x 8'10 (2.77m x 2.69m)

Kitchen  
15'6 x 8'9 (4.72m x 2.67m)

Lounge  
14'10 x 10'8 (4.52m x 3.25m)

Dining Room  
10'8 x 10'2 (3.25m x 3.10m)

Conservatory  
13'5 x 11'9 (4.09m x 3.58m)

First Floor Landing

Bedroom One  
12'4 x 10'8 (3.76m x 3.25m)

Bedroom Two  
12'5 x 10'9 (3.78m x 3.28m)

Bedroom Three  
9'11 x 5'10 (3.02m x 1.78m)

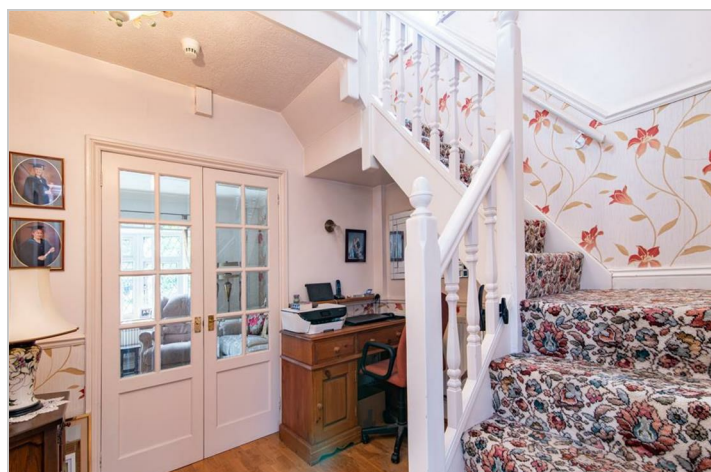
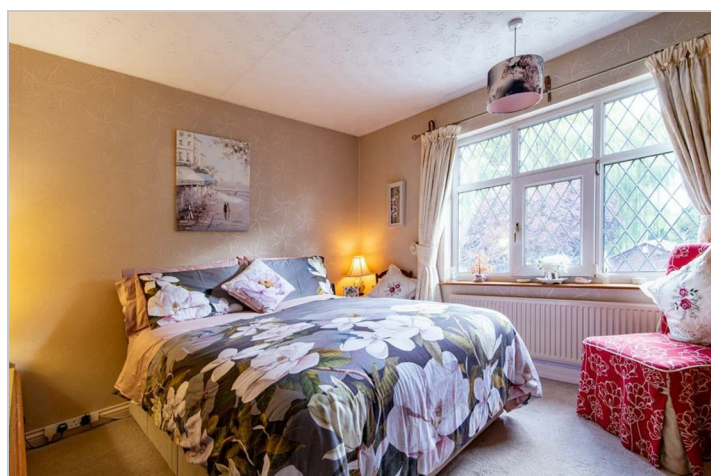
Bathroom  
8'11 x 8'10 (2.72m x 2.69m)

Outside

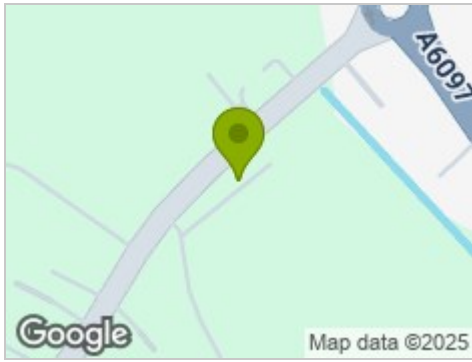
Driveway For Multiple Vehicles

Private Rear Garden

Workshop  
30'1 x 15'2 (9.17m x 4.62m)



## Road Map



## Hybrid Map



## Terrain Map



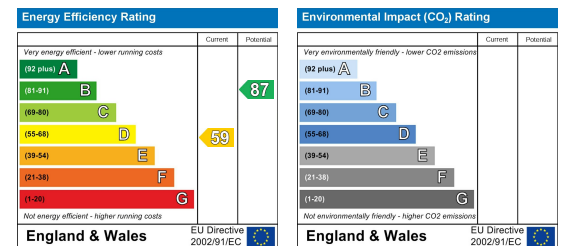
## Floor Plan



## Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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